

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL
LAND-USE COMMITTEE MEETING MINUTES
September 17, 2018

- I. Meeting was called to order at 7:13pm by Chairperson Cindy Cleghorn
- II. Roll Call
 - a. Present
 - i. Cindy Cleghorn
 - ii. Bill Skiles
 - iii. Elektra Kruger
 - iv. Nina Royal
 - v. Vartan Keshish
 - vi. Cathi Comras
 - vii. Pati Potter
 - viii. Richard Marshalian
 - b. Absent
 - i. Debby Beck
 - ii. David Barron
 - iii. John Laue
 - iv. Liliana Sanchez
 - c. No public representative present
- III. Self-Introduction of Committee Members
- IV. Cindy C. described the nature of/function of a LUC
- V. Cindy C. announced/described the NC Congress scheduled for Saturday September 22 at City Hall = the one day of the year when all NCs from across the City come together for a series of workshops, City Department tables and Elected Officials. There will be 32 workshops throughout the day
 - a. There is a Planning and Land-Use related workshop during each session. The event is free, open to the public, but you must register due to catering and security requirements. Register at nccongressla.com
- VI. City Planning video re Planning and Land-Use
 - a. Called "Project Planning with Jane Choi". Link is on the agenda. The video explains how applications are processed through City Planning and also provides assistance in how to navigate through the City's web-site and zoning information mapping system. Everyone should watch this video
- VII. The City up-date on Planning Processes/Ordinances pending
 - a. City Planning has released a 90+ page Staff Report including ReCode and new noticing requirements
 - b. The Staff Report can be accessed on the City Planning website, click on Processes and Procedures on the top right hand side. The STNC-LUC will take it up at future LUC meetings
 - i. Recommended Committee Members and Stakeholders review the document to see if there are any questions relevant to our community
- VIII. Home-Sharing (Short-Term Rental) Ordinance (AirB&B)
 - a. Passed by City Planning Commission, to be forwarded to City Council
 - b. Has been amended to allow home-sharing year round
 - c. To be allowed in RSO units subject to 120 day cap

- d. Will be allowed in ADUs if the ADU was permitted prior to Jan 1, 2017
 - e. Will be subject to administrative fees
 - f. Effective date will be moved to July 1, 2019
 - g. City Planning Housing Planner = Matthew Glesnee. Send comments directly to him.
 - h. Expected to be heard in City Council very soon
- IX. Expedited CUB Processing
- a. A Draft Ord is being prepared for an expedited process to approve Beer & Wine Licenses for restaurants if they agree to a checklist of conditions. If the applicant desires a variation to any item on the checklist, the application must go through the whole process which generally takes in excess of a year
- X. New Urban Forestry requirement
- a. Has passed a new permitting requirement in which NCs will now receive notice when someone wants to cut down a tree. They are also working on conditions related to trees in the public right-of-way
- XI. State Legislation
- a. SB 828 (Housing Element), SB 905 (Extending alcohol sales til 4am) and SB 1250 (Definition of residence as person's domicile) have all passed Assembly/Senate – are on the Governor's desk. All relevant to land-use
- XII. Declaration of Conflict of Interest or any ex-parte communications relating to items on the agenda
- a. None noted
- XIII. Approval of Minutes
- a. None
- XIV. Status of posting of Minutes on the STNC Web-Site
- a. Due to up-dating of website and new STNC Board Members, Minutes have not been posted. Working on the up-date, Minutes should be available for stakeholder review soon
- XV. Up-Date re Fenwick/Sunland Shopping Center – Pati Potter
- a. Being re-branded as Sunhill Market Place
 - b. See attached report by Pati P.
 - c. See attached rendering. Structure is no longer to have “airport towers”
 - d. See attached Survey Sheet to be distributed to the community
 - e. Pati P. to work with the owner's representative to make a presentation to the LUC
- XVI. Early notifications
- a. 9700 N.Estaban Way – new SFR. Scheduled for presentation 10-1
 - b. 6360 Foothill – new Recycling Center. Presentation scheduled 10-1
 - i. By Foothill Market/Harbor Freight/PetSmart
 - c. 6454 Foothill – new gas station with convenience store
 - i. Presentation not yet scheduled however did come prior to applying to gauge community reception. Located across from Public Storage in Tujunganga
 - d. 7656 LeBerthon – Lot Line adjustment
 - e. 9769 Samoa – Certificate of Compliance for illegal lot cut
- XVII. 7740-7770 McGroarty - Review Draft Support/Non-Support/Comment letter
- a. Requesting approval of amendments to their existing CUP to change to a private college serving international/out-of-state students
 - b. LUC was not presented with a Draft Letter to review, discussion about content of a letter
 - c. Pati P.: I do not like the extension of hours-of-operation to 10pm amendment

- i. Dick Schneider (Program Director for the Project): We have agreed that classes will officially end at 9pm. The application reads 10pm to allow for occasional overtime or to accommodate students wishing to speak w/instructors after class
- d. Vartan K.: Does not support the Amended CUP – it will change the character/fabric of the area
- e. Dick S.: We are talking about a facility that has been effectively abandoned to become useful again for the use of a Christian College for seminary students and where pastors would receive training, etc
- f. Dick S.: At the last meeting we discussed what the Project entails, concerns we thought you might have as it relates to parking, lights, traffic. Also about what we saw as advantages to having a college in a community, a benefit to the community
- g. Dick S.: Having a college increases property values in a community
- h. Ara Asmanian: I am a big advocate of higher ed, but not in a facility located in private neighborhoods where families live. Where Universities and Colleges are located they do improve the community and we have Mission College on Foothill Bl where it belongs
- i. Ara A.: When buying a home, none of us seek living next to a place running til 9pm/10pm with cars coming and going, with basketball courts, with projected lights, with a public pool, etc.
 - i. Property values would decrease as they would be adjacent to any organization with people coming and going, whether it be a business or whatever which is why businesses with this intensity are not allowed to open up in residential neighborhoods
 - ii. Although it is an organization of higher education, it brings all the impacts that any business having a similar amount of traffic coming and going, having similar operating hours, modifying the structure, etc
 - iii. At the very least, studies should be undertaken to determine what impacts there will be on property values, what impacts there will be on traffic, what impacts there will be on noise, what impacts there will be on pollution, etc
- j. Ara A.: The street where McGroarty faces a T-Intersection, the street is cracked, has pot-holes, can barely handle the level of residential traffic it currently sustains. It cannot handle additional traffic coming in and out all day
- k. Q: How many students will be attending the University at any given time?
 - i. Dick S.: We are limited to 55 parking spaces for staff + students. We are anticipating +/- 100-150 students at most
- l. Q: Do you anticipate having a dorm at this point under this particular CUP?
 - i. Dick S.: No, but possibly in the future
- m. C.: The property was used as a school before, we have schools in our neighborhoods. I don't understand why this property cannot be used again for essentially the same use it had in the past. It seems as if people are just trying to stop the University
- n. Pati P.: How large is the property?
 - i. Dick S.: +/- 14 acres. The larger building, the older building, is +/- 17,000 sq ft.
- o. Pati P.: If they were to sell the property and homes were to be built there, how would the neighbors feel about that?
 - i. Ara A.: Homeowners are different than students. Homeowners take care of their homes
 - 1. Pati P.: But there would be a lot more houses – a lot more traffic
 - 2. Ara A.: They would not be leaving every single night at 10pm. We are surrounded by homeowners, but having a private/public org/a

business/a University operating every day fr 7am-10pm plus the potential of having dormitories in the future, that is a completely different thing

3. Dick S.: All I am hearing is 10pm – apparently no one is hearing 9pm. The basketball courts are part of the 55 parking spaces – there will be no lights and basketball games with cheering fans
 4. Cathi C.: The existing CUP is for K-9 running basically til 3pm-5pm. The facility is quiet thereafter when the neighboring residents come home from work. That is the difference between a K-9 and a University
 5. Ara A.: That is why people come to Sunland-Tujunga. To have that connection to community, to nature, to be in a peaceful environment
 6. Cathi C.: Activity will start around 5pm when University level students want to come to classes after work
 7. Cathi C.: Generally a University will purchase all the houses around it that can be occupied by faculty. Nobody wants to be that close to a University for the reasons presented so they can provide a buffer zone
 8. Cathi C.: You are asking for the community to accommodate something significantly different in their neighborhood. You need to be open in the evening, neighbors need to have you closed in the evenings. Of course there is going to be a conflict
- ii. Richard M.: I do not see having a University of its essence being non-compatible, but if it is run a way that is non-compatible of course that is an issue. They say classes at night are inside a bldg. Are there ways to work through things that are troublesome
1. Ara A.: If I have guests at my house at 9pm there may be 4-5 cars. There are at least 25 cars/classroom at the University leaving at 9:30pm at the earliest. All these cars leaving at the same time impact the neighborhood, the sense of quiet, the closeness to nature
- p. Liz Jun: I have been hired by the rep to prepare the CUP application packet. I am a little surprised that we are discussing everything all over again because we certainly remember having a pleasurable hour-long discussion at last month's meeting
- i. We basically voluntarily addressed all the issues that the community might have, or did have, during that time
 - ii. When filing with City Planning, I expected this to be a full CUP package but City Planning offered to categorize this as a Plan Approval rather than a brand new CUP meaning that they view this as a minor renewal w/modifications to a limited number of existing conditions
- q. Liz J.: Again, we are decreasing the # of students fr 275 to +/-100. K-9 kids needed to be picked up by their parents during rush hr. B/c Remnant is mainly for International/Out-of-State carless students, we do not need all the parking/will not have all the traffic
- r. Marlene Hitt: Will all these students be in class the whole day? Most colleges have 1 – 1 ½ hour classes.
- i. Liz J.: Only a minor percentage of the students will remain til 9pm. We heard the neighbor's concerns re class hrs & are open to closing at 9pm. The 10pm Hrs-of-Operation was only to accommodate occasional class overruns
 1. C: If all the students will not be there til 10pm, the entire student body will not be leaving at 10pm, I support it

- s. Elektra K.: These students are Out-of-State students, they do not live on-site, how do they get from their place of residence to the school?
 - i. Dick S.: They will be bussed
 - 1. Elektra K.: Bussed from Whittier?
 - 2. Dick S.: From wherever they are located. There is the potential, if the community is interested, that students could be boarded and residents could make some money doing that.
 - 3. Elektra K.: This is a little different than a HS/Elementary School with specific hours in which bussing schedules accommodate am pick-ups and pm returns to place of residence. If one set of students have classes from 9am-10am and another set of students have classes from 2pm-3pm you can't schedule busses to accommodate each individual student
- t. Cindy C.: Is there any place on-site now to use as a meeting place to meet with the neighbors directly?
- u. Cindy C Perhaps the STNC and the community could let the City know that we don't see this as a minor renewal
- v. **MOTION:** by Nina Royal that we support the stakeholders. I can't make a just decision – I don't live there, I am not impacted by the area. I don't have enough of a feel for it to say whether it is a good idea or a bad idea. I personally like the school, but I don't think I can make that decision intelligently. I think it should be heard by a ZA
 - i. **Discussion:** by Vartan Keshish – keep in mind what may happen down the road. What if the school is successful, 5 yrs-10yrs-15yrs down the road it can become a huge place. A lot can be built on 14 acres
 - ii. **Discussion:** by Cindy Cleghorn – I believe Nina R. is saying the City should be required to do a more extensive environmental review including traffic, number of students, noise, air quality, property values, surrounding road conditions, hours of operation, lighting, parking, length of time for the CUP to remain active til requiring review
 - iii. **Discussion:** by Vartan Keshish – In the neighbor's comment letter, he asked at the very least for studies to be made
 - iv. **Discussion:** by Cathi Comras – It is too much, it is out of our scope
 - v. **MOTION 2nd:** By Cathi Comras
 - 1. **Discussion:** by Pati Potter – I want to _____? _____. A school has always been there as far as people in this room are concerned – it is a nice area – I don't live close to it so as Nina R. says, it is hard for us to judge. I still have a hard time thinking of the word University – I do think it will be a nice facility – I don't think it is going to hurt the environment or the neighborhood based on normal ministry type of people. I think it will be quiet. I do think closing time should be 9pm max. The 55 parking spaces were already there. We should protect neighbors, but this is not anything new going in – it is still a school just at a higher education level
 - 2. **Discussion:** by Bill Skiles – I agree with Vartan K. – if it is successful, in 5 yrs/10yrs what is it going to be? That 14 acres could turn into something under the CUP into something very different and they would not have to go back to the City for any further permission
 - 3. **Discussion:** by Liz J. - I do hear your concerns that this may become bigger with more students in 10 years from now so maybe you might want to add a comment limiting the number of years to this grant's life,

but I do want to point out that even though the lots combined are a total of +/- 14 acres, we are only using the existing 3.6% of the lot. We are not asking for any addition and are already paying out of our pocket to handle the vandalism that had gone on while this building is being rebuilt and I am a little concerned that if we are, at some point, going to have to provide more studies, that will cost at least \$10,000 out of our pocket again when we are already investing so much just to keep the existing sq footage as a usable building. I am a little concerned about the fees that might be triggered – that might impact us

4. **Discussion:** by stakeholder – clearly everyone is sensitive to cost, that is why everyone is concerned about property values. So \$10,000 compared to the impact on property values is actually very little. Also I would like to say per their own literature (see attached brochure) they are awarding Bachelor's Degrees and two different types of Master's Degrees. So if you are calling it a "Degree" that is a University and anyone who opens any organization, any school, any program, any college, any church intends for growth. Success is growth so just looking at what is planned now is like not seeing the 210 Fwy. Growth is the goal of any organization so having only a handful of students now doesn't mean that you can survive on that forever.
5. **Discussion:** by Cindy Cleghorn – add to Nina Royal's items of more extensive environmental reviews, a limited time for the CUP
6. **VOTE:** 5 Ayes, 1 Nay (Vartan Keshish), 2 Abstentions (Pati Potter and Elektra Kruger No Consensus. Cindy Cleghorn: Item will be forwarded to the STNC Board without recommendation

XVIII. LUC Banner

- a. Cindy C.: Normally we put a banner out on Foothill to let stakeholders know that an LUC meeting is coming up, but the Council Office has taken up the location where the banner was usually placed.
 - i. Suggested that the STNC Board reach out to the Council Office to see whether the banner can be put back up when needed in the same place
 - ii. Discussed other location options and how to erect the banner

XIX. Public Comments

- a. None noted

XX. HSR

- a. On Mon Sept 24 at the ANGC, from 5:30pm-7:30pm there will be a presentation re the status of HSR by the CAHSRA.

XXI. Meeting adjourned 8:57pm